

2080 Dufferin Street – Zoning Application - Preliminary Report

Date:	March 6, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 17 – Davenport
Reference Number:	File No. 07 111723 WET 17 OZ

SUMMARY

The Israelite Nation World Wide Ministries has submitted an application to amend the former City of York Zoning By-law No. 1-83 to permit the conversion of an existing two-storey institutional building into a place of worship at 2080 Dufferin Street.

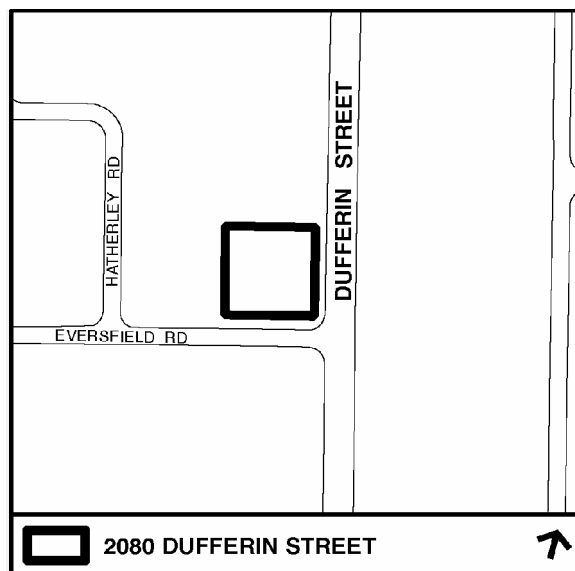
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Final Report is targeted for the third quarter of 2007, provided all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to



- landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the former City of York By-law No. 1-83 to convert an existing institutional building into a place of worship with accessory uses. The existing 456 square metre building was previously used by the Army, Navy & Air Force Veterans as a private club, and currently is not in use.

There will be no structural changes or exterior alterations to the existing building. Vehicular and pedestrian access to the building will be provided from Eversfield Road. A total of 32 parking spaces are proposed.

The side of the building and parking area extends along the Dufferin Street lot line. The boulevard area along Dufferin Street is currently sloped and surfaced with asphalt, but is to be improved with landscaping.

Site and Surrounding Area

The subject site is a corner lot located on the north-west side of Eversfield Road and Dufferin Street, and has an area of approximately 520 square metres.

Uses to the southeast along Dufferin Street are a mix of low density residential dwellings and commercial uses.

In the residential area immediately north of the site, and west along Eversfield and Hatherley Road, there exists a mix of one and two-storey single detached dwellings.

Official Plan

The Official Plan designates the site as *Mixed Used Areas*, which are areas made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as park and open spaces and utilities.

Policies in the Official Plan require development in Mixed Used Areas to provide an attractive, comfortable and safe pedestrian environment; provide good site access and circulation with an adequate supply of parking; and to locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences, among other matters.

The proposed place of worship is a permitted use within a Mixed Used Area and is consistent with the policies of the Official Plan; therefore an Official Plan Amendment is not required.

Zoning

The lands are zoned Local Commercial and Residential Zone (LCR) in the former City of York Zoning By-law No.1-83. Permitted uses include, but are not limited to: retail stores, offices, restaurants and some institutional uses.

Places of worship are excluded from the institutional uses permitted within this zoning designation.

Site Plan Control

The proposal is not subject to Site Plan Control as there are no additions or alterations proposed that will substantially increase the size or useability of the building.

Tree Preservation

There are no existing private trees on the site. There is a City tree on the corner of Eversfield Road and Dufferin Street that will not be impacted by the proposal.

Reasons for the Application

The proposed place of worship is not a permitted use within the Local Commercial and Residential zoning category of the former City of York By-law No. 1-83.

COMMENTS

Issues to be Resolved

The proposal presents an opportunity for streetscape improvements along Dufferin Street. The applicant has submitted a landscape plan that will eliminate the existing sloped asphalted area, replacing it with landscaping.

There are two cubical structures used for advertising purposes located on the Dufferin frontage. The structure located on the northwest end of the property appears to be encroaching into the public boulevard. To date, staff have not been able to determine when the permits for the sign structures were issued, and if an encroachment agreement exists for one of the structures. Removal of the sign structures may be warranted.

The applicant is proposing to locate the garbage storage area at the northwest end of the parking lot. Revisions may be required to address loading issues and conflict with some of the parking spaces.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Next Steps

The zoning amendment application is currently in circulation and staff are awaiting comments from City divisions and appropriate agencies.

It is recommended that a community consultation meeting be scheduled to present the proposal and obtain comments from local area residents and landowners.

CONTACT

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SIGNATURE

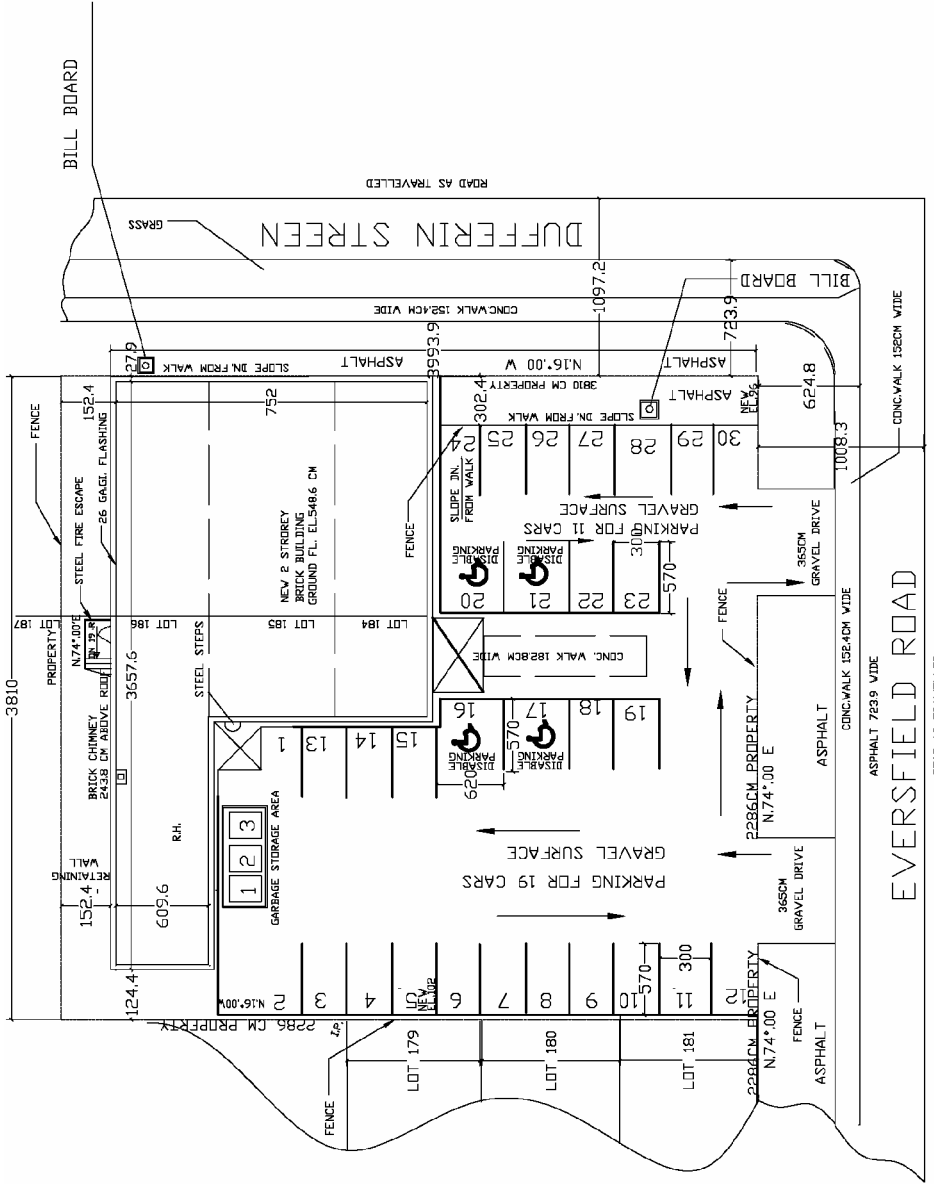
Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 1: Site Plan



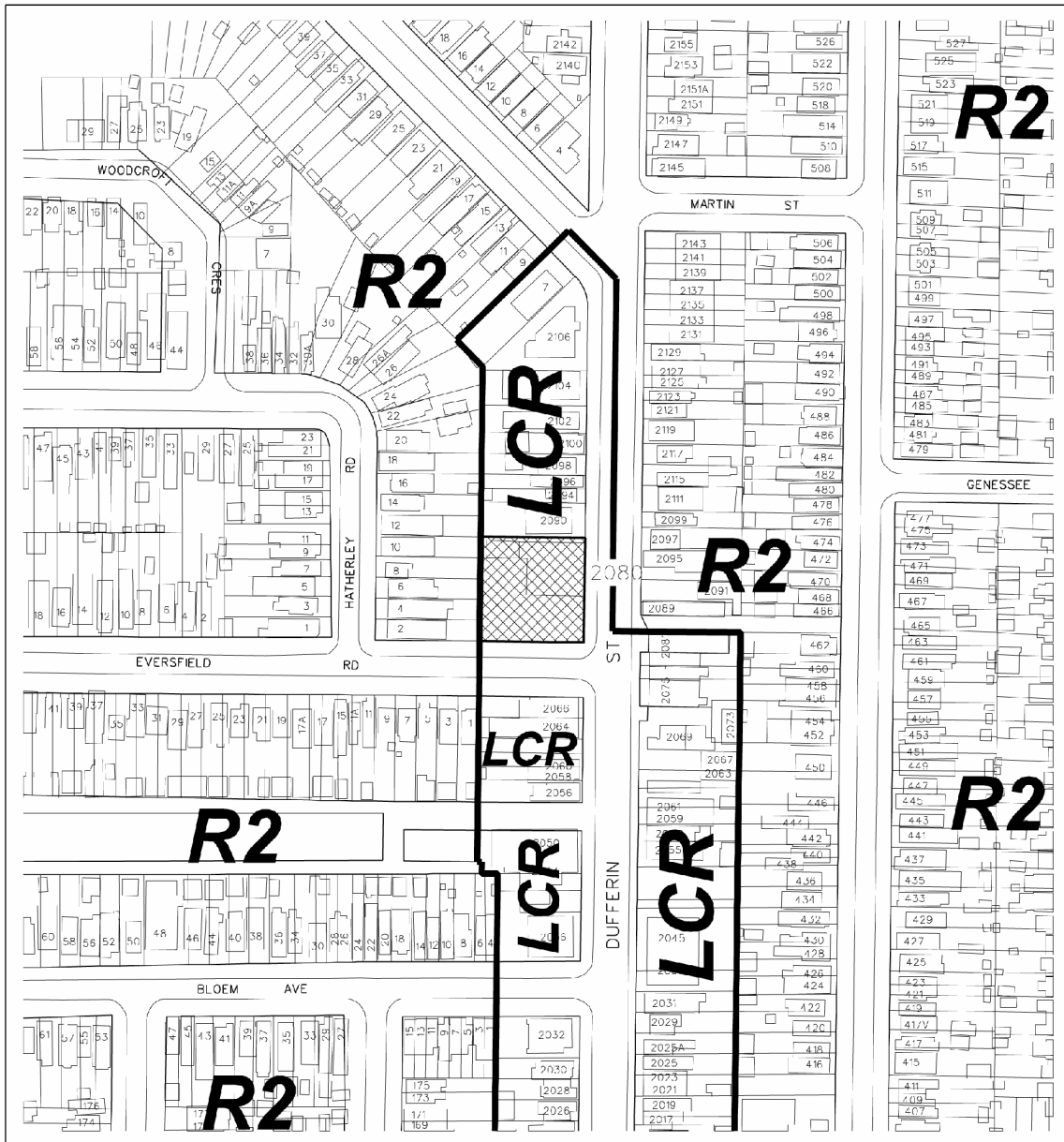
2080 Dufferin Street

Siet Plan
 Applicant's Submitted Drawing

Not to Scale
 02/28/07

File # 07_111723

Attachment 2: Zoning



2080 Dufferin Street

File # 07 111723

R2 Residential Zone
LCR Local Commercial Residential



Not to Scale
Zoning By-law 1-83 as amended
Extracted 02/28/07 - RZ